DESIGN OBJECTIVES

Mediate between the fragmented grids surrounding the site.
Create an East-West Spine to bridge the connections between the neighborhood.
Preserve the memory of the rail lines and industrial buildings on Bordabehere Ave.
Integrate the site within Puerto Norte’s Development.
Create a multi-modal Transportation Hub along the proposed City Tram Line.
Provide easy pedestrian access throughout the site.
Provide a new typology for social housing inspired from Rosario.
Encourage the existing entertainment district.
Parcels, Easements and Entrances
- Big parcels should face the park.
- Developer can buy up to 3 adjacent parcels.
- Small parcels in the inner ring are designed for single family housing.
- Larger parcels in outer ring must provide a range of residential unit sizes.
- Paved alleyway is 7m wide, and can be used by cars.

Landscape
- Double lane of trees are planted on the new retail street that connects to the mall.
- Patterned sidewalk on the main retail street should be 10 m wide.
- Impervious paving is recommended.

Parcels, Easements and Entrances
- Developer can buy up to 3 parcels.
- Adjacent industrial buildings are recommended for adaptive re-use.
- Smaller blocks do not have alleyways.
- Small parcels in the inner ring should provide for single family housing units.
- Larger parcels in the outer ring should provide a range of housing unit sizes.

Landscape
- The historic train tracks are to be preserved, tied around, and used in landscape design patterns.
- The new tram line will be incorporated within the block.
- Impervious paving is recommended for sidewalks.
Courtyard size is approximately 20x20m.

Parcels, Easements and Entrances
- Bigger parcels on the sides of the block should allow retail and residential use.
- The block should have at least 70% allocation for social housing.

Landscape
- The alleyway leading to the four courtyards is a public space.
- All alleyways leading directly to the courtyards are to be gated, and controlled by residents.

Representative Block Design Guidelines

Social Housing Unit Spatial Configuration

West Side Block Spatial Configuration

VIEW 3 The Transit Plaza
Bulk Control
- Inner ring: 2 Stories maximum, Single Family.
- Outer ring: 4 Stories maximum, Multifamily.
- Parcels along park: 2 Stories maximum.
- Parcels along preserved tracks: 10 Stories maximum.

Bulk Control
- Side parcels: 4 Stories maximum.
Inner parcels: 2 Stories maximum, with one extra story allowed only for communal usage.